



Community Conversations for Fauquier County

Stepping Stones to our Future



Third Community Conversations Meeting

September 21st, 2016

what's this
about?



Fauquier County

our
future.

why these conversations?

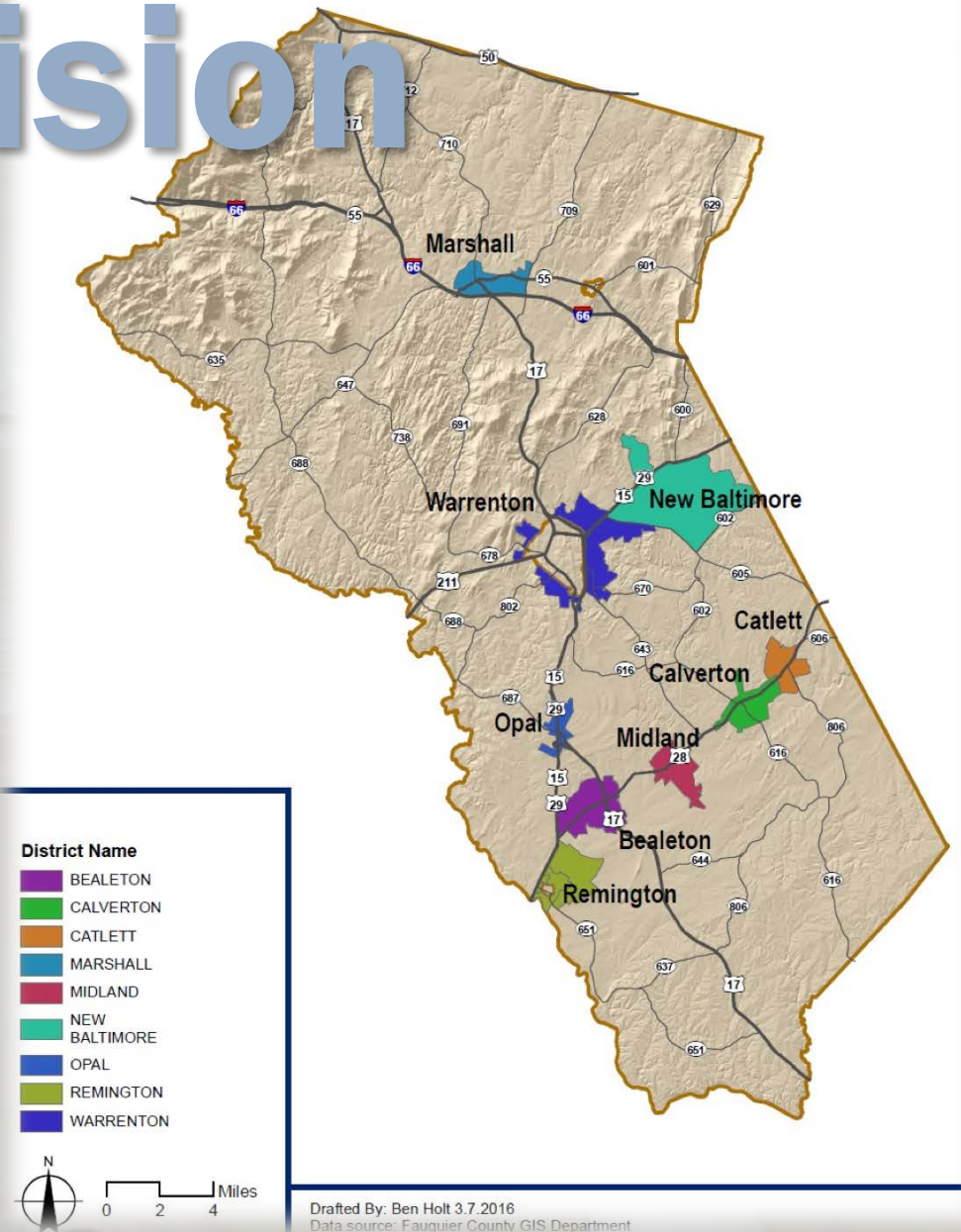


The basics on the project:



The County's Vision

“Fauquier County is a thriving community that honors its natural and cultural resources, agricultural heritage and rural landscape while building a sustainable economy and promoting outstanding services and growth within defined service districts.”



Schedule



Meeting One

What you said

“What kind of future do you want for Fauquier County?”

**Managed Growth and
Concentrated
Development**

**Preserved Rural
Areas and Open
Spaces**

**Vibrant Towns and
Villages**

**Expanding Business
and Employment
Opportunities**

**A Strong
Agricultural
Economy**

Meeting Two

What you said

“What are the future Obstacles and Opportunities for reaching our Vision?”

Managed Growth and Concentrated Development and Vibrant Towns and Villages

Rural & Open Space Preservation and A Strong Agricultural Economy

Expanding Business and Employment Opportunities

Obstacles and Opportunities centered on these three “Vision Themes”



The background of the slide is a faded, light-colored image of the Fauquier County Courthouse. The building features a prominent pediment with a central circular window and is supported by several large columns. Green trees are visible at the top and sides of the frame.

Your Charge:

What are potential

actions

**that Fauquier County should
consider**

**in the context of the OPPORTUNITIES and
OBSTACLES that have been identified to
achieving its Vision**

First:

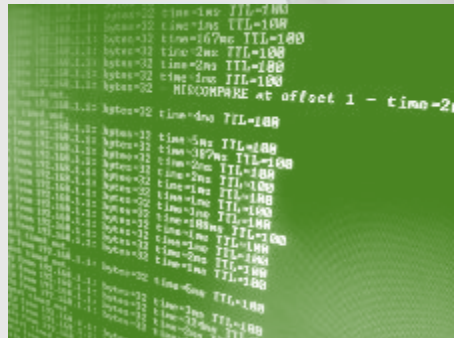
“Working Assumptions” about growth



Fauquierbusiness.com



where might we be headed



tomorrow?

A word about population projections

POPULATION PROJECTIONS are less accurate for smaller land areas, **but are more accurate for the county-level.**



PAST AS PROLOGUE?

Can we influence how much we grow?

Can we limit or even stop growth?

NOT DIRECTLY.

Virginia State Code allows localities to shape the location and character of Growth but not the rate.

PAST:

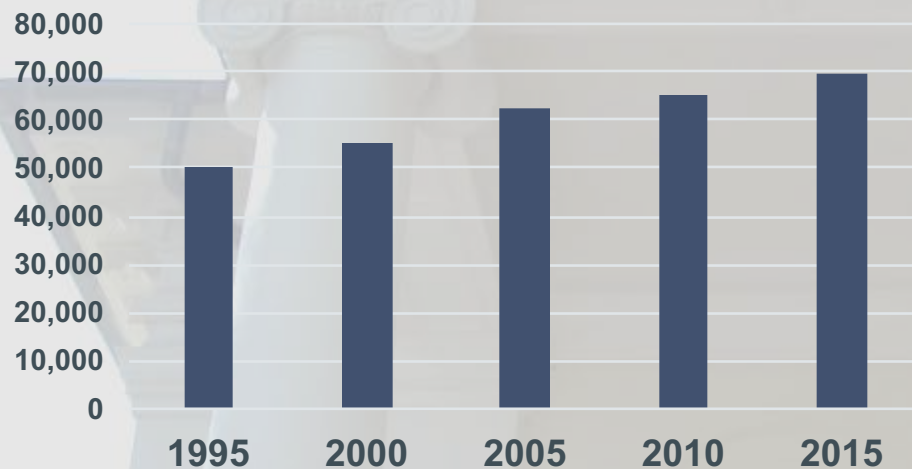
Fauquier
County has
added

955
people per year

During the past 20 years

CURRENT:

Total Population



Source: Woods & Poole Economics

2015
population: **69,521**

FUTURE?

Weldon Cooper Center

Woods & Poole

PROJECTED to add **Between 980 and 1,800**
people per year

During the **next** 20-25 years

A conservative

“Working Assumption” would be
that County will add roughly

1,000 New people every year

**NOTE – this means adding current population of Warrenton
every 9 years!**

Source: Low estimate: Weldon Cooper Center
High estimate: Woods & Poole Economics



FUTURE?

NOTE: This forecast is neither a plan nor a policy.
It's purpose is to help us **PREPARE.**

IS THIS A REASONABLE WORKING ASSUMPTION?

Agreeing that this is a **reasonable expectation** will allow
us to work together to **identify actions to prepare for it.**

employment

County is forecasted to add
19,782 new jobs by 2035 - a
49% increase, but **slower**
than last 20 years

Source: Woods & Poole Economics

Steady growth

For the
purposes of this
discussion,
assume an
estimated

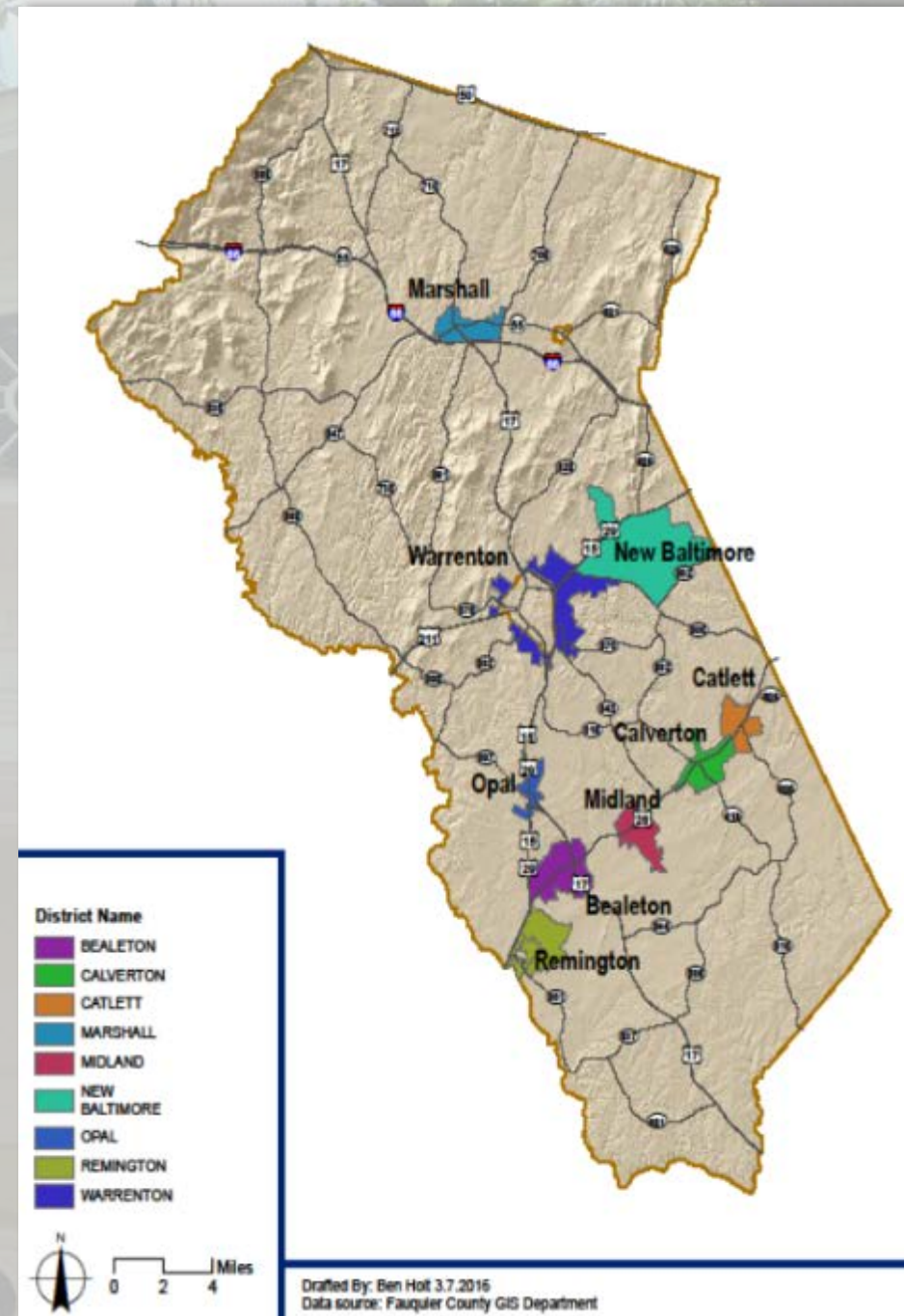
1,000

New jobs every
year

Strong prior employment
compound growth rate at
2.9% per year (U.S. =
1.2%, Virginia = 1.3%)

The Challenge:

Staying true to the County's VISION
while accommodating a growth of
potentially **1,000 new people**
and **1,000 new jobs** per year!



What is in the “tool kit” of actions available?

- **Policy Guidelines** via the **Comp Plan**
- **Regulations** via the **Zoning Ordinance / State & County Codes**
- **Investments in Infrastructure** via **Capital Improvements Program (CIP)**
- **Programs** of public services via **annual budget**

the “tool kit” cont’d

- **Incentives** via regulations, grants, etc.
- **Public/Private Partnerships (P3 or 3P)**
- **Revenue Sharing** between localities
- **Special Service/Tax Districts and Community Development Authorities (CDAs)**
- **Conservation Easements, Purchase of Development Rights, Use Value Taxation, etc.**

Part One:

Managed Growth and Concentrated Development / Vibrant Towns & Villages



Vision Theme 1: Managed Growth and Concentrated Development/ Vibrant Towns & Villages



- Issues:**
- **GROWTH**
 - **INFRASTRUCTURE**
 - **TRANSPORTATION CHOICES**



Managed Growth and Concentrated Development/ Vibrant Towns & Villages

GROWTH

Obstacle

Projected Growth may exceed full-build capacity
of Towns and Service Districts

Opportunity

Sufficient land area within Service Districts to
accommodate extensive additional growth

Approximate
Additional Capacity at
current densities:

26,000

20-25 Year County Growth
Projections:

**24,000–
37,000**

Additional Capacity at higher densities:

At density of The Plains – **86,000**

At density of Warrenton – **134,000**

Managed Growth and Concentrated Development/ Vibrant Towns & Villages

GROWTH

Obstacle

Resistance to growth and/or density in Service Districts

Opportunity

Future well planned & phased infrastructure & improvements within Service Districts



Managed Growth and Concentrated Development/ Vibrant Towns & Villages

GROWTH

Obstacle



Opportunity



Balancing the **quality** and **character** of new
development against the **density** and **quantity**

Managed Growth and Concentrated Development/ Vibrant Towns & Villages

GROWTH

Obstacle

Opportunity

“Old”



“New”



Balancing the **quality** and **character** of new
development against the **density** and **quantity**

Managed Growth and Concentrated Development/ Vibrant Towns & Villages

INFRASTRUCTURE

Obstacle

Projected demand for water supply and water treatment is greater than existing utility capacity.

Obstacle

Groundwater quantity and quality can be diminished by surface development and activities.

Opportunity

Greywater system technologies that can reduce water use and wastewater production

Opportunity

Innovative Stormwater Management Techniques



Managed Growth and Concentrated Development/ Vibrant Towns & Villages

TRAVEL CHOICES

Obstacle

Limited street connectivity and sidewalk availability within towns and service districts

Obstacle

Limited Transportation options

Opportunity

Increasing state and federal funding and support for transportation alternatives

Opportunity

Expanded transit, trails, sidewalks and bikeways



Part Two:

Expanding Business and Employment Opportunities



Vision Theme 2: Expanding Business and Employment Opportunities

Issues:

- **BROADBAND**
- **WORKFORCE**
- **BUSINESS GROWTH**



Expanding Business and Employment Opportunities

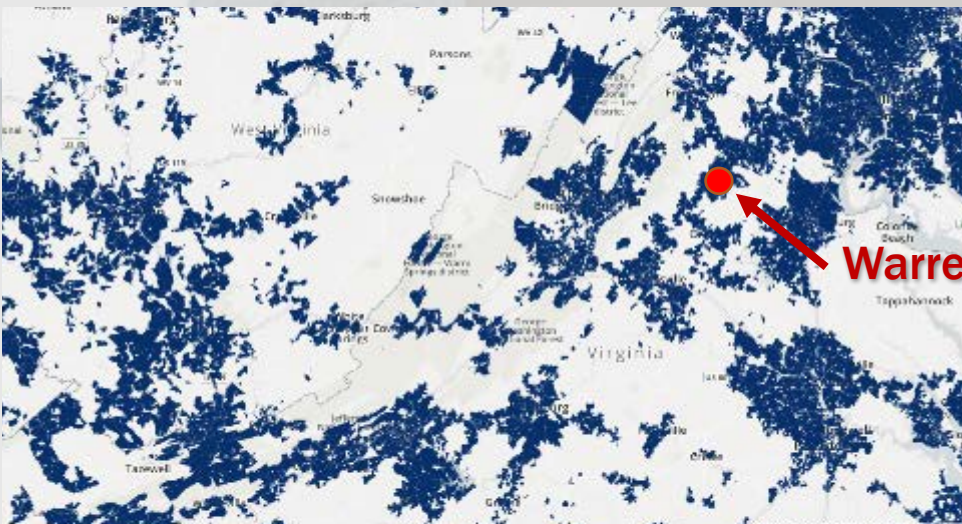
BROADBAND

Obstacle

Broadband access remains limited in some areas of the county

Opportunity

Increasing use of partial or full telework employment



Warrenton

Regional Broadband
Download Speed
>100 Mbps

Percent of Population with Wired
Internet Download Speed
>10 Mbps

Fauquier County
68.2%

Nationwide
92.9%

Expanding Business and Employment Opportunities

WORKFORCE

Obstacle

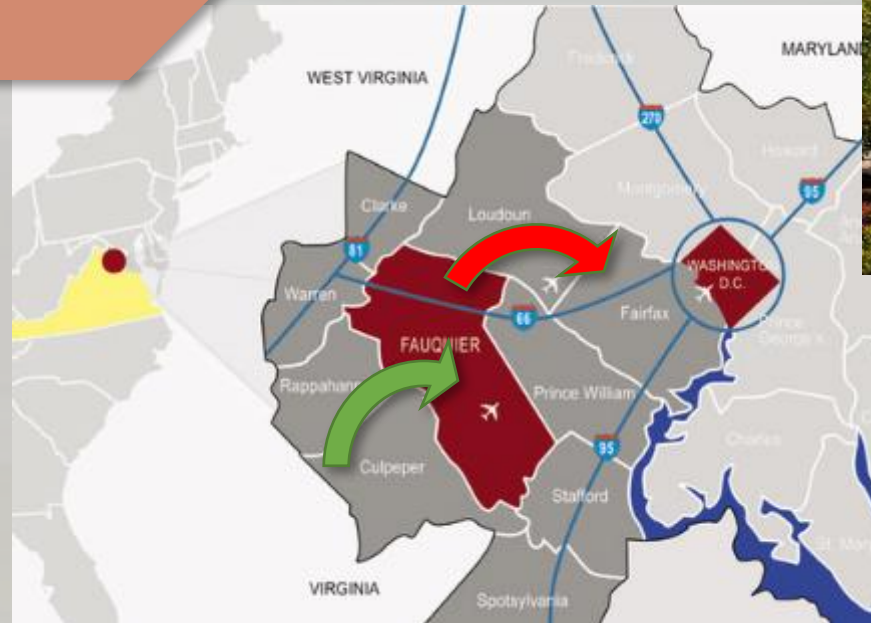
Disparity between workforce skills and available employment

Opportunity

Job skill development through Lord Fairfax Community College

Most people who
Live Here
Don't
Work Here

Most people who
Work Here
Don't
Live Here

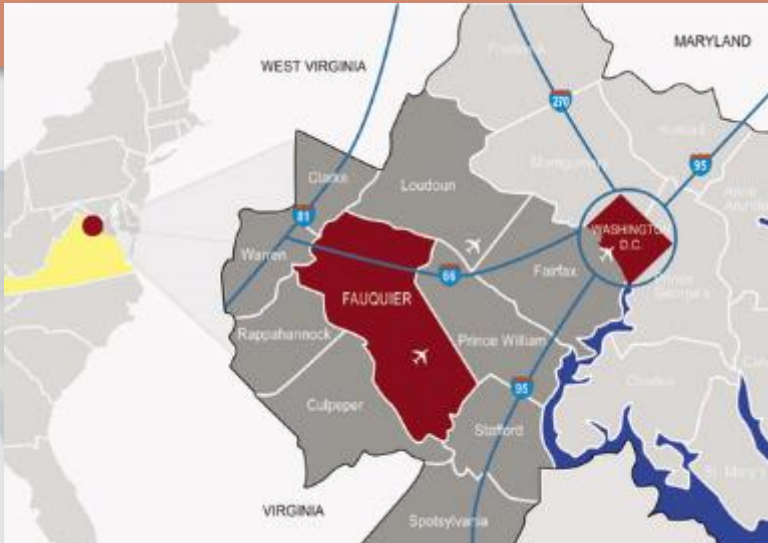


Expanding Business and Employment Opportunities

BUSINESS GROWTH

Obstacle

Slow projected business growth in Virginia



Opportunities

Strong projected business growth in Northern Virginia region.

Enterprise centers available for small business incubation and support

Popular wine and equine events hosted in County

Nearby access to VRE rail service

Part Three:

Rural & Open Space Preservation and A Strong Agricultural Economy



Vision Theme 3: Rural & Open Space Preservation and A Strong Agricultural Economy



- Issues:**
- **Development Pressures**
 - **Local Foods**
 - **Agricultural Infrastructure**



Image credit: Fauquier Now

Rural & Open Space Preservation and A Strong Agricultural Economy

Development Pressures

Obstacles

Continued high development pressure from Northern Virginia

Higher than average cost of farmland.

Pressure for
**Rural Commercial
Developments**

has been increasing due to the

Lower Costs of Rural Land

Opportunities

Existing agricultural zoning and successful conservation easement programs and organizations

Proximity to Large Food Markets with Increasing Appreciation of Local Foods

Farmland in Fauquier County

84%

Higher Cost than
State Average

37%

Value Increase
from 2007-2012

Rural & Open Space Preservation and A Strong Agricultural Economy

Local Foods

Obstacles

Limited local food promotion and access to local markets.

Opportunities

Organized regional and local agricultural advocacy and promotion.

Percentage of Food
Grown Outside
Region

93%

Annual Regional
Food Expenditures*
(2012)

**\$421
Million**

**Rappahannock Rapidan Region*

Average Net Cash Income Per Farm

\$ -15,854

Rural & Open Space Preservation and A Strong Agricultural Economy

Agricultural Infrastructure

Obstacles

Lack of infrastructure for value-added agricultural processing

Opportunities

Promote new and expanded ag. infrastructure projects

Total Farm Sales
(Fauquier)

**\$54
Million**

Estimated Value-
Added before
Consumption

**\$230
Million**

Most processing is performed

Outside
Fauquier County



Your Charge:

What are potential

actions

**that Fauquier County should
consider**

**in the context of the OPPORTUNITIES and
OBSTACLES that have been identified to
achieving its Vision**

Example:

“In order to achieve managed growth, concentrated development and vibrant towns & villages, Fauquier County should amend its Comprehensive Plan in such as way as to ensure:

a phasing schedule of infrastructure improvements tied to projected population growth rates.

Obstacle

Resistance to growth and/or density in Service Districts

Opportunity

Future well planned & phased infrastructure & improvements within Service Districts

Ideas from survey responses



PROJECT WEBSITE: www.fauquiercommunityconversations.org

Example actions

- **Initiate a coordinated and targeted employment plan**
- **Provide tax breaks for active farmers**
- **Promote local agricultural products with a targeted regional marketing program**

After Tonight:

Look for SURVEY posted on Website – October 1st

Exercise to prioritize Actions

Mark Your Calendars:

November 16th – FINAL Community Conversation

Review Draft Action Plan



PROJECT WEBSITE: www.fauquiercommunityconversations.org

Tonight:

7:30

- *Pick a Vision Theme and break into tables*
- *5 minutes – fill out worksheets*
- *30 minutes – list possible actions on flipcharts*
- *15 minutes – discuss “low hanging fruit”*
- *10 minutes – place dots on “priorities”*

8:30

- *Report Out by table*

9:00

- *Closing Thoughts*



Schedule



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